

REALTY BOOM MAY CONTINUE FOR YEARS

Proposed Public Buildings Expected to Prove Beneficial in Many Ways.

Movement of Real Estate Transactions Still Northwestward—The Outlook

That the present season is the most active experienced in real estate circles for many years is the unanimous opinion of local land brokers. From the existing conditions they feel confident that the present boom in realty will continue for several years.

Several years ago a building business of \$5,000,000 was about the limit. Last year the transactions figured up over \$10,000,000 and it is expected that this amount will be increased in the present year by about two and a half millions. Last year it is said that nearly seventy-five per cent of the buildings erected in the District were built in the northwest section. It is said that the movement in real estate transactions is still in that direction.

An Impetus Given.

Louis P. Shoemaker, a member of the Shoemaker-Miller real estate company, said that the purchase of land and the improvements in grading made by Senator Newlands at the intersection of Pierce Mill Road and Connecticut Avenue, together with the purchase made by the Government for a site for the Bureau of Standards near there, has given an impetus to real estate dealings in that section.

His firm, he said, recently sold two one-acre lots in the tract known as Anadia. This makes six sales in this subdivision within the last few weeks, and the purchasers have all made preparations for the erection of residences on their property. These new homes will be built of a kind of granite which is found in that locality. Mr. Shoemaker also said that an effort will be made at the next meeting of Congress to have Albemarle Street opened. The District Commissioners have already recommended the opening of the street.

Value of Appropriations.

Mr. Moore, of the firm of Moore & Hill, real estate dealers, said in speaking of the outlook: "The present conditions are the best known in Washington for a great number of years. Not because of the treatment the District received at the hands of Congress, but on account of the appropriations made for the erection of public buildings. This will not only make a larger market for investors, but will give employment to a great number of workmen and skilled mechanics and result in an increase of renting values."

"The occupation of the ground necessary for the proposed Government buildings and the Union Station will deprive the city of a large number of buildings

used as residences. Persons deprived of their homes in the squares which will be occupied by these buildings must necessarily seek homes elsewhere. The question with them will be, 'Shall they buy or build?' It is safe to say that nine-tenths of those who are compelled to seek new homes will purchase rather than erect buildings.

"On account of the great quantity of building material which will be used in the erection of Government buildings, there is no doubt that the price of material will keep up, and that labor will be hard to secure. Notwithstanding the fact that the apartment house business is being pushed to the limit, it is noticeable that there are still less dwellings unoccupied than heretofore."

Large Transactions.

Stone & Fairfax consummated several large transactions this week, and are sustaining their well-known reputation of making a safe day, which record has been established by them and has continued for the past three years.

They are students of the real estate business and keep in touch with every movement that will have any influence on the values in every location. They give their undivided attention to every branch of the business.

They have sold for Harry B. Wilson a frontage of 100 feet on Thirteenth Street, between Roanoke and Yale Streets, Columbia Heights, for \$15,000, for Henry A. Willard, 914-922 Westminister Street, \$12,000; for John M. Henderson, 1712-1722 U Street, \$14,000, which finishes up the row of sixteen houses erected by Mr. Henderson in that square; for Kennedy & Davis, four houses on Columbia Road, near Thirteenth Street, for \$32,500; a large frontage on Columbia Heights, on which will be erected five or six large desirable buildings by the new owner.

Real Estate Deals.

Several good real estate deals were consummated last week through the Booth Farm Agency. M. C. Butler, formerly United States Senator from South Carolina was one of its customers. He purchased a farm of twenty-five acres at Contee, Mo., where it is said he will spend his summers. The Senator will erect a fine residence on the farm. James H. Scott, of Atlantic City, N. J., through the agency purchased the property known as Silney Farm near Silver Spring, Md.

The Farm Agency is about to close the sale of a soap-stone quarry near Clinton to a syndicate composed of business men of Pittsburgh, Pa.

In the past week the following sales have been reported: By A. J. Addison, Westcott & Story and the Fisher Company, two lots to A. J. Parsons; the lots are at R and Eighteenth Streets and the average price was \$3.50 per square foot. A lot on the west side of Connecticut Avenue—between Myler Place and R Street, to Joseph K. McCammon for \$10,000, or at the rate of \$4 per square foot; and a residence building 1116 Vermont Avenue to Charles Wilson for \$25,000.

NEWS OF RAILROADS AND OF RAILROAD MEN

Caricatures Col. Brown.

W. P. Lampton, the well-known humorist in "Saxby's Travelers Magazine," takes occasion in the March number of that publication, to caricature Col. L. S. Brown, the general agent of the Southern Railway, and who has his headquarters in this city. Colonel Brown is known throughout the white mustache and his fully-developed, white mustache is a distinctive mark remembered by all who meet him. The caricature of the colonel in the magazine shows a mustache of usual proportions, and depicts the colonel wearing a checkered suit of clothes of a pattern that would cause the colonel's friends to think he was beside himself. Accompanying the caricature is a pen picture which even the colonel thinks a little bit better than a modest man, as he is, merits. It reads as follows:

"What is a bit of brown biography?" you ask. Well, the color hasn't anything to do with it. It isn't any browner than any other kind, but there is more Brown in it than the other kind. Why? Because it is about L. S. (Long Standing) Brown, general agent of the Southern Railway, with headquarters in Washington, D. C., headquarters nowhere, and headquarters all over this country, for Brown is a hustler. The Lord only knows how long he has been at it, but he gets younger every year, and that sunset mustache of his will make a white horse run away seven days in the week. You can't see the color of his hair in the picture, but it is there all right, all right. This is the first picture Brown ever had taken, and this one was caught on the Southern Railway Limited, while going at the rate of 25 miles and 8 furlongs an hour, up grade and the sand valve open. He was busy at the time, which accounts for that firm look in his eagle eye. It is believed that Brown could own the Southern if he wanted to, but he doesn't want it. He is so busy attending to his own department that he wouldn't be bothered with it. Brown's office in Washington looks like a picture gallery, and he has a sign up which reads: 'Office hours from 12 to 12:15 every other Thursday.' The balance of the time he is at work."

Two Weeks' Inspection.

President William, Vice President J. W. Middendorf, C. Sidney Shepard, Ernest Thalmann, of New York, and Vice President J. M. Barr, of the Seaboard Air Line, composed a party of that road's officials in the city yesterday. They were on their way to New York after a two weeks' trip of inspection of the entire line. With the exception of Mr. Middendorf, who left the party last night at Baltimore, the officials went direct to New York to consult with the financial board of the road concerning certain improvements to be made in the lower part of the system. Mr. Middendorf denied yesterday that there was any importance in the visit of the party at Jekyll Island, where President Spencer, of the Southern, and President Williams of the Atlantic Coast Line, chanced to be at the same time. "We went there," said Mr. Middendorf, "to enjoy the Sunday in peace and quiet. Business was not talked the whole day, and every man in the party seemed glad of the chance to let the railroad talk have a rest." All members of the party confirmed the report of many improvements, and told of the large number of freight and coal cars recently ordered from the South Baltimore Car Works.

Directors' Meeting.

At a meeting of the directors of the Atlantic Coast Line Company, of Connecticut, held yesterday the office of second vice president was created, and Waldo Newcomer was elected to fill the place. Mr. Newcomer resigned as treasurer of the company to take the new office. His selection gives official recognition to the large Coast Line interests which he represents. Mr. Newcomer is a son of the late B. F. Newcomer, who was the co-partner of the late William T. Walters in founding this system. Vice President Newcomer has taken offices on the fourteenth floor of the Continental Trust Building. The organization of the Atlantic Coast Line Company is now composed as follows:

Chairman of the board, Henry Walters; president, Warren G. Elliott; first vice president, Michael Jenkins; second vice president, Waldo Newcomer.

This company has a capital stock of \$10,000,000. It controls the Atlantic Coast Line Railroad, through it, the Louisville and Nashville, thus dominating a system of over 10,000 miles of railroad.

Charge Refuted.

The charge made by J. W. St. Clair, general counsel of the Chesapeake and Ohio Railroad, that the labor unions were in a great measure responsible for

the congested condition of traffic by acting in bad faith with their employers, was severely criticised yesterday by some of the men prominent in labor circles. "Mr. St. Clair's opinion," said Edward Hirsch, of Baltimore, "is probably the result of 'snap' judgment. Some of the most successful business men approve of labor unions because they have something tangible to treat with when an issue arises. All agreements are faithfully kept, trouble is avoided, and confidence is engendered. Union labor always works for the best interests of its employer."

Book of the Royal Blue.

The March number "Book of the Royal Blue," published by the passenger department of the Baltimore and Ohio Railroad, is in the nature of a special number of particular interest to Odd Fellows, Elks, and members of the Northeastern Saengerbund, who will hold conventions at Baltimore during the coming summer. The number contains in beautiful illustrations of the city of Baltimore, with a short history of its attractive features. Much valuable information is given concerning each of the three organizations, whose combined membership is now over a million and a half. The demand for copies, therefore, will be great, and, as the edition is limited, requests for copies should be made early.

Office Gossip.

The Southern classification committee will meet in Washington on March 17. R. L. Vernon, traveling passenger agent for the Southern, with headquarters at Charlotte, was in the city yesterday. He was accompanied by S. E. Burgers, of Baltimore, who occupies a similar position with the same road.

A. E. Bradbury, of Richmond, Va., representing the Associated Railways of Virginia and the Carolinas, is in the city on a business trip.

INSTALLED OFFICERS.

The Montrose-Terrapin Club held its regular meeting last Tuesday and installed officers for the coming year. The staff is as follows: Thomas C. B. Walker, president; George E. C. Butt, vice president; Vincent F. Coughlin, treasurer; William F. Roche, Jr., financial secretary; J. Frank Berres, recording secretary; S. Weems Paul, sergeant-at-arms. After the regular business the club was entertained by Mr. Butt and some of the latest songs were sung by the Montrose Quartet. Refreshments were served.

DIED WHILE AT WORK IN FIELD.

ELMER N. J., March 11.—The body of William Batten, a farmer, living near Willow Grove, was found in a cornfield on Daniel Eit's farm, at Olivet, yesterday afternoon, beside a horse which he had been driving. Death was due to heart failure.

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"77" PREVENTS PNEUMONIA.

At Druggists', 25 cents, or mailed.

Humphreys' Med. Co., Cor. William and John Streets, New York.

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No Charge for Examination and Opinion on Patentability of Inventions. Prompt Replies. No Deception. Clear Advice on Patent Schemes. Unquestioned References. Records Made. Hand Book, 50c. Free. WASHINGTON, D. C.

Who Says Life Insurance

COSTS A GREAT DEAL?
Let us surprise you with some figures for an up-to-date Life Policy issued by the Travelers' Insurance Company, of Hartford, Conn. THE FRANK H. THOMAS CO., Agents, Wyatt Bldg. mch15,52t

EBBITT HOUSE.

Washington, D. C. American plan. Army and Navy Headquarters.

H. C. BURCH, Manager.

ESTABLISHED 1870.
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If you have Malaria in your system it will cause languor and lack of energy. Take

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AT ALL DRUGGISTS' mch15-t

An Old Custom Exists to the Present Time

of drowning the Shamrock every 17th of March—St. Patrick's Day. It is never drowned properly unless it is done in good old whiskey, and if you are going to celebrate next Tuesday you cannot do better than get a bottle of

OLD PURISIMA

It is the best whiskey distilled, whether it is given to entertain your friends or for medicinal purposes. You can rely upon it at all times to be just what it is represented—absolutely pure. 1.00 full quart bottle. Delivered anywhere in the city. Dewar's Scotch Whiskey, \$1.25. Duffy's Old Malt, \$1.00.

WM. CANNON, 1225-1227 Seventh Street N. W. 'Phone Main 990.

FOREIGN MAILS.

WASHINGTON, D. C., POSTOFFICE, NOTICE. Should be read daily, as changes may occur at any time.

FOREIGN MAILS are dispatched to the ports of sailing daily, and the schedule of closings is arranged on the presumption of their uninterrupted overland transit. For the week ending March 21, 1903, the last connecting closes will be made from the MAIN OFFICE as follows:

Trans-Atlantic Mails.

MONDAY—(a) At 12 m. for AZORES ISLANDS, per s. s. Cambrian, from Boston.

(c) At 11:25 p. m. for ITALY direct, per s. s. Sicilia, from New York. Mail must be directed "Per s. s. Sicilia."

TUESDAY—(a) At 7:15 p. m. for EUROPE, per s. s. St. Paul, from New York, via Southampton.

(c) At 11:25 p. m. for NETHERLANDS direct, per s. s. Staatendam, from New York. Mail must be directed "Per s. s. Staatendam."

(c) At 11:25 p. m. for EUROPE, per s. s. Germania, from New York, via Queenstown. Mail for FRANCE, SWITZERLAND, ITALY, SPAIN, PORTUGAL, TURKEY, EGYPT, GREECE, BRITISH INDIA, and LORRINO MARQUEZ must be directed "Per s. s. Germania."

WEDNESDAY—(c) At 9:15 p. m. for FRANCE, SWITZERLAND, ITALY, SPAIN, PORTUGAL, TURKEY, EGYPT, GREECE, BRITISH INDIA, and LORRINO MARQUEZ, per s. s. La Lorraine, from New York, via Havre. Mail for other parts of EUROPE must be directed "Per s. s. La Lorraine."

FRIDAY—(c) At 11:25 p. m. for EUROPE, per s. s. Ivernia, from New York, via Queenstown.

(c) At 11:25 p. m. for BELGIUM direct, per s. s. Vaderland, from New York. Mail must be directed "Per s. s. Vaderland."

(c) At 11:25 p. m. for ITALY direct, per s. s. Weimar, from New York. Mail must be directed "Per s. s. Weimar."

(c) At 11:25 p. m. for SCOTLAND direct, per s. s. Astoria, from New York. Mail must be directed "Per s. s. Astoria."

(c) At 11:25 p. m. for DENMARK direct, per s. s. Norge, from New York. Mail must be directed "Per s. s. Norge."

Mails for South and Central America, West Indies, Etc.

SUNDAY—(a) At 11:30 a. m. for ST. PIERRE-MIQUELON, per steamer from Halifax.

TUESDAY—(a) At 11:25 p. m. for BERMUDA, per s. s. Pretoria, from New York.

(c) At 11:25 p. m. for TURKS ISLAND and DOMINICAN REPUBLIC, per s. s. Sex, from New York.

(c) At 11:25 p. m. for LEeward and WINDWARD ISLANDS, BRITISH, DUTCH, and FRENCH GUIANA, per s. s. Caribbees, from New York. Mail for BARBADOS, GRENADA, and TRINIDAD must be directed "Per s. s. Caribbees."

WEDNESDAY—(a) At 7:15 for BARBADOS, per s. s. Bellagio, from New York. Mail for BRAZIL, via Pernambuco and Santos, must be directed "Per s. s. Bellagio."

(c) At 11:25 p. m. for CAMPECHE, CHAPAS, TABASCO, and YUCATAN, per s. s. Esperanza, from New York. Mail for other parts of MEXICO must be directed "Per s. s. Esperanza."

(c) At 11:25 p. m. for the PROVINCE OF SANTIAGO, CUBA, per s. s. Veriena, from New York.

THURSDAY—(c) At 9:15 p. m. for BRAZIL, ARGENTINA, URUGUAY, and PARAGUAY, per s. s. Nerdyka, from New York, via Pernambuco and Rio Janeiro. Mail must be directed "Per s. s. Nerdyka."

(c) At 11:25 p. m. for BRAZIL, per s. s. Hevelius, from New York, via Pernambuco, Bahia, and Rio Janeiro. Mail for NORTHERN BRAZIL, ARGENTINA, URUGUAY, and PARAGUAY must be directed "Per s. s. Hevelius."

(c) At 11:25 p. m. for CENTRAL AMERICA (GUATEMALA) and SOUTH PACIFIC PORTS, per s. s. Alliance, from New York, via Colon. Mail for GUATEMALA must be directed "Per s. s. Alliance."

(c) At 11:25 p. m. for HAITI, per s. s. Prins IV, from New York. Mail for CUBA, VENEZUELA, TRINIDAD, BRITISH, and DUTCH GUIANA must be directed "Per s. s. Prins IV."

CUBA MAILS close here via Port Tampa, Fla., Mondays, Wednesdays, and Saturdays at 2:29 p. m. (b)

Mails for MEXICO overland, unless specially addressed for dispatch by steamers sailing from New York, close here daily at 10:05 a. m. (f) and 10 p. m. (g)

Mails for NEWFOUNDLAND, by rail to North Sydney, and thence via steamer, close here except Sundays at 12 m. (d), on Mondays and Sundays at 11:30 a. m. (k), the connecting closes being on Mondays, Wednesdays, and Saturdays.

Mails for JAMAICA, by rail to Boston, and thence via steamer, close here daily except Sundays at 12 m. (d), and on Sundays at 11:30 a. m. (k); also by rail to Philadelphia, and thence via steamer, close here Wednesdays at 11:25 p. m. (e)

Mails for QUEBEK, by rail to Boston and thence via steamer, close here daily except Sundays at 12 m. (d), and on Sundays at 11:30 a. m. (k)

Mails for BELIZE, PUERTO CORTEZ and GUATEMALA, by rail to New Orleans, and thence via steamer, close here daily at 10:05 a. m. (f) and 10 p. m. (g), the connecting closes being on Mondays.

Mails for COLOMBIA, RICA, by rail to New Orleans, and thence via steamer, close here daily at 10:05 a. m. (f) and 10 p. m. (g), the connecting closes being on Mondays.

Mails for the BAHAMAS, by rail to Miami, Fla., and thence via steamer, close here on Mondays, Wednesdays, and Saturdays (f) at 10:05 a. m.

Trans-Pacific Mails.

HAWAII, via San Francisco, close here daily at 6:30 p. m. up to March 16, inclusive, for dispatch per s. s. Ventura.

"CHINA" and JAPAN, via Vancouver and Victoria, B. C., close here daily at 6:30 p. m. up to March 17, inclusive, for dispatch per s. s. Empress of India. Merchandise for the U. S. Postal Agency at Shanghai, China, cannot be forwarded via Canada.

"CHINA" and JAPAN, via Seattle, close here daily at 6:30 p. m. up to March 18, inclusive, for dispatch per s. s. Klaskan Maru.

TAHITI and MARQUESAS ISLANDS, via San Francisco, close here daily at 6:30 p. m. up to March 22, inclusive, for dispatch per s. s. America Maru.

"CHINA", JAPAN, HAWAII, and specially addressed matter for the PHILIPPINE ISLANDS, via San Francisco, close here daily at 6:30 p. m. up to March 22, inclusive, for dispatch per s. s. China.

"CHINA" and JAPAN, via Tacoma, close here daily at 6:30 p. m. up to March 24, inclusive, for dispatch per s. s. Shawmut.

PHILIPPINE ISLANDS, via San Francisco, close here daily at 6:30 p. m. up to March 27, inclusive, for dispatch per U. S. Transport.

AUSTRALIA (except mails for West Australia), NEW CALEDONIA, FIJI, SAMOA, and HAWAII, via San Francisco, close here daily at 6:30 p. m. up to March 28, inclusive, for dispatch per s. s. Ventura.

AUSTRALIA (except mails for West Australia), FIJI ISLANDS, and NEW CALEDONIA, via Vancouver and Victoria, B. C., close here daily at 6:30 p. m. up to March 28, inclusive, for dispatch per s. s. Moana (specially addressed only).

"CHINA", JAPAN, HAWAII, and PHILIPPINE ISLANDS, via San Francisco, close here daily at 6:30 p. m. up to March 30, inclusive, for dispatch per s. s. Korea.

Mails for COCHIN CHINA are dispatched to New York, N. Y., for connection with European steamers.

NOTE: Unless otherwise addressed, West Australia mails are dispatched via Europe, and those for New Zealand and the Philippine Islands, via San Francisco—the quickest routes. Mails for the Philippine Islands specially addressed "Via Canada," "Via Europe," must be prepaid at the foreign rate of postage. Mails for Hawaii are dispatched via San Francisco, exclusively.

REGISTERED MAILS close at the MAIN OFFICE as follows: (a) At 6:30 p. m. same day; (b) at 1:45 p. m. same day; (c) at 8:45 p. m. same day; (d) at 5:30 a. m. same day; (e) at 5:45 p. m. same day; (f) at 9:35 a. m. same day; (g) at 1:15 p. m. same day; (h) at 8:45 p. m. previous day; (i) at 2:30 a. m. same day; (j) at 11:30 a. m. same day.

JOHN A. MERRITT, Postmaster.

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REAL ESTATE.

REAL ESTATE.

ONLY \$4,500.

This Handsome Double House, Situated on one of the Most Popular Avenues Northwest Near Cars, Schools, Churches, Stores.



All front Rooms, Suitable for a physician, Has a frontage of over 40 feet. TERMS CASH. Will lend \$3,500 or \$4,000 on it. A first-class investment or speculation.

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PURCHASERS, ATTENTION!

I AM MAKING A SPECIALTY OF LOCATING IN DESIRABLE HOMES IN THE BEST SECTIONS OF BLOOMINGDALE, THE NORTHWEST AND NORTHEAST, THOSE SELLING THEIR PROPERTIES TO THE RAILROAD COMPANIES. I HAVE A LARGE LIST OF VERY DESIRABLE PROPERTIES FOR SALE, ESPECIALLY IN PRICES FROM \$3,000 TO \$5,000. MY REFERENCES ARE OVER FIFTY. CHASERS TO WHOM I HAVE RECENTLY SOLD PROPERTIES IN THESE SECTIONS.

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ONLY \$4,250.

FOR SALE—\$4,250—\$25 to \$35 per month will buy a very desirable two-story and cellar bay-window brick; new; six rooms; reception hall; tiled bath; tiled vestibule; full cellar and laundry; stable rear. This is a very desirable house on very easy terms. One square from Columbia cars.

FOR SALE—17 Tennessee ave. ne.; two stories; full cellar; furnace. Good lot, with alley rear. Must be sold to close estate.

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AN EXCEPTIONALLY FINE HOUSE in North-west; three story brick; lot 25x100; 11 rooms and bath; cellar; furnace; side yard; window, one square from cars. A bargain at \$2,395; trust \$5,000 at 5 per cent.

WE CAN SELL TO AN IMMEDIATE PURCHASER FOR \$3,000 cash a solid, substantial one-front house, in very heart of fashionable Northwest section; 14 rooms; lot 31x100; Trust on property, \$10,000.

GANNON & SUMMERS.

1427 F St. N.W. PHONE MAIN 2903.
mh15-7

FOR SALE—\$3,200; a pretty six-room bay-window brick; all modern improvements; near Government Printing Office. Also six-room bay-window brick, with stable, on E. st. n.w.; a fine investment at \$2,100. Two six-room and bath bay-window bricks, with cellars, in Northwest section, near cars. A bargain at \$2,395. These houses are all in A. O. 1 order and well rented. CHAS. FURR & CO., 607 12th st. n.w. mh14-3

FOR SALE—Three-story brick house, with stone, on Pennsylvania ave. n.w. between 15th and 16th, for \$4,250 a foot. Drop a card at 924 Whitney ave. mh14-2t

FOR SALE—Brick house No. 612 Tennessee ave. ne.; 6 rooms; bay window, all modern improvements, near two car lines and school; \$2,300 cash, balance \$15 per month at 5 per cent interest. F. J. DIEHL & SONS, 414 14th st. n.w. mh14-3

\$1,200—Corner Heights; 11 East Park place; new; five rooms; lot 2x145. mh13-3t

FOR SALE—A choice home, Genesee st., near Brightwood ave., nine rooms and bath; garage and cellar; furnace heat; lot 20x135 feet, front alley. THE LOUIS P. SHOEMAKER CO., 929 F st. n.w. mh13-3t

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